

K.C.C. 21A.14
Development Standards – Design Requirements

NEW SECTION. SECTION 18. There is hereby added to K.C.C. 21A.14 a new section to read as follows:

Cottage housing development. For cottage housing developments in the RA-R8 zones, pursuant to the following provisions:

A. The total area of the common open space must be at least two hundred and fifty square feet per unit and at least fifty percent of the units must be clustered around the common space.

B. The total floor area of each unit, including any enclosed parking, is limited to one thousand two hundred square feet. The footprint of each unit, including any enclosed parking, is limited to nine hundred square feet.

C. Fences within the cottage housing unit development are limited to three feet in height. Fences along the perimeter of the cottage housing development are limited to six feet.

D. Individual cottage housing units must be at least ten feet apart.

SECTION 19. Ordinance 10870, Section 365 and K.C.C. 21A.14.050 are each hereby amended to read as follows:

UR zone reserve tract. Subdivision of UR zoned property of ~~((10))~~ ten or more acres shall be required to be clustered and a reserve tract shall be created for future development pursuant to the following provisions:

A. The reserve tract shall be no less than ~~((75))~~ seventy-five percent of the net developable area of the property to be subdivided.

B. The reserve tract shall be configured to contain lands with topography and natural features that allow future conversion of the reserve tract to residential development at urban densities.

C. The reserve tract may contain a single dwelling unit, provided:

1. The unit was included in the overall density calculations for the original subdivision creating the reserve tract, and
2. The unit was noted on the face of the original subdivision (plat or short plat).

D. The reserve tract shall not be altered or disturbed except as specified on the face of the original subdivision (plat or short plat).

E. The reserve tract may be retained under the ownership of the subdivider, conveyed to residents of the subdivisions, or conveyed to a third party. Regardless of ownership of the reserve tract, all restrictions relative to the reserve tract shall apply.

F. The reserve tract shall not be used to satisfy the recreation space requirement of the original subdivision.

G. The layout of the lots and roadways created in the original subdivision shall facilitate future development of the reserve tract.

~~((H. The lots created in the original subdivision shall be of a sufficient area to comply with on site sewage disposal requirements, if public sewers are not available.))~~

~~((I.))~~H. The reserve tract shall not be eligible for further subdivision until such time that reclassification of the reserve tract occurs pursuant to the community plan area zoning process outlined in K.C.C. 20.08.030.

~~((J.))~~I. Any proposed subsequent development on the reserve tract shall be governed by the development standards in effect at the time of such development.